

BUILDING DIVISION DIRECTIVE

B-002

**Exemption of Foundation and
Soils Investigation**

Reference: CBC 1802.2

Date: April 15, 2008

Revised:

The 2007 California Building Code (CBC) Section 1802.2 defines when a site specific foundation and soils investigation for building and foundation systems are required. This directive provides the criteria to determine what projects may be exempted from a soils investigation. It also delineates the minimum requirements for the design and construction of the foundation systems.

- A. The following are general criteria to determine when foundation and soils investigations may be exempted.
1. A site-specific study may be exempted for buildings that are classified in Occupancy Category I per CBC Table 1604.5 (i.e. agricultural facilities, temporary facilities, sheds, private detached garages, and pools).
 2. Unless otherwise required by the Building Official, a site-specific study may be exempted for projects meeting **all** of the following criteria:
 - a) New single family or duplex residential buildings classified as R-3 occupancy;
 - b) The buildings are no more than two stories in height;
 - c) The buildings are designed and constructed utilizing the Conventional Light Frame provisions per CBC Section 2308.
 3. Site specific soils investigations may be exempted for projects meeting **all** of the following criteria:
 - a) Additions or alterations to single family or duplex residential buildings classified as R-3 occupancy;
 - b) The buildings are no more than two stories in height
- B. When a site specific foundation and soils investigation is exempted, the building and foundation systems shall comply with the following general guidelines on the basis of their location:
1. Non-Geological Hazard Zones:
 - a) The minimum depth of footings shall be 18 inches below the undisturbed ground surface.
 - b) The maximum allowable foundation pressure shall not exceed **1500** psf.
 - c) The new foundation type shall match that of the existing foundation (where applicable).

- d) The maximum allowable lateral bearing shall not exceed 100 psf.
- e) Specified compressive strength of concrete shall not be less than 2500 psi.

(Note: A site-specific study may still be required by the City geologist.)

2. Geological Hazard Zones:

- a) The minimum depth of footings shall be 18 inches below the undisturbed ground surface.
- b) The maximum allowable foundation pressure shall not exceed **1000** psf.
- c) The new foundation type shall match that of the existing foundation (where applicable).
- d) The maximum allowable lateral bearing shall not exceed 100 psf.
- e) Specified compressive strength of concrete shall not be less than 2500 psi.

(Note: A site-specific study may still be required by the City geologist.)

Exemption from the foundation and soils investigation requirements shall not be deemed to grant authorization for any work to be performed in any manner in violation of the requirements set forth in Chapter 18 of the CBC, including meeting setbacks from ascending or descending slopes per CBC section 1805.3.

Approved by



Edward Tolentino
Chief Building Official

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